

PROVIDENCE HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING: January 22, 2009

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:01 p.m.

ROLL CALL

The Executive Director called the roll:

Present Absent

Paul F. Waldman

Dolores Cascella

JT. Taylor

Barbara Fields

Robert Clarkin

Jaime Castillo

Hillary Silver

Dorothy Waters

Raymond Murphy (Excused)

John Igliazzi(Excused)

Nicholas Narducci

Eight members were present, constituting a quorum.

RESIDENTS' COMMENTS

There were no comments from residents.

APPROVAL OF MINUTES (December 11, 2008)

Chairman Waldman called for approval of the December 11th meeting minutes. Commissioner Cascella moved approval of the minutes. Commissioner Clarkin seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORT

General Comments

Chairman Waldman welcomed everyone to the meeting and stated that the Board of Commissioners Training & Development Retreat will be on the weekend of April 3rd to the 5th at Whispering Pines Conference Center at the W. Alton Jones campus of URI in West Greenwich, RI. An attendance questionnaire was included in the commissioners packets to be completed as soon as possible to facilitate the arrangements for the event.

Chairman Waldman also stated that Commissioner Jaime Castillo has been reappointed to the board by Mayor Cicilline for another five year term. Commissioner Castillo joined the board in 1997.

COMMITTEE REPORTS

Budget, Finance & Audit Committee

Commissioner Castillo presented the report to be entered into the record. [See the attached report.]

Asset Management/Capital Improvements Committee

Marvin Carmody, Director of Asset Management, presented the report to be entered into the record. [See the attached report.]

Resident Services Committee

Commissioner Taylor presented the report to be entered into the record. [See the attached report.]

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report

The Executive Director stated that the Monthly Management Report is included in each Commissioner's packet. Although this report is for December, the Finance section of the report is current through November only due to the complexity of closing the monthly books. The report now shows separate budgets for each site, and all sites are showing a surplus except Kilmartin, which has a \$279 deficit to date.

The PHA has gone out to bid for 17 tilt and zoom security cameras at Chad Brown and Admiral Terrace, in accordance with an extensive field survey that has just been completed. The staff has collaborated with the police department on locations for the cameras. Eventually these cameras will also be installed at other family developments.

The PHA already has cameras installed throughout the hi-rise buildings.

If the Commissioners have any questions please feel free to contact the Executive Director.

Attention to Items in Board Packet

Each month one or more articles related to public housing will be included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's packet includes the following:

- The Statement of Mr. Shaun Donovan, Nominee for Secretary of the U.S. Department of Housing and Urban Development.**
- The biography of Shaun Donovan in 2004 when he was appointed Commissioner of the New York City Department of Housing Preservation and Development.**
- A policy white paper written by the editors of Affordable Housing Finance magazine titled What The Next President Must Know About Housing And HUD.**
- The Future of Public Housing, a policy framework developed by the Summit on the Future of Public Housing.**

Distribution of 2008 Annual Report on Operations

The Executive Director stated that the 2008 Annual Report on Operations has been distributed to the Commissioners, and that it contains performance indicators on everything we have done at the

PHA for the last 12 months, along with a ten-year trend analysis. The Commissioners also received a copy of a slideshow on the highlights of the 2008 Annual Report on Operations.

Report on Federal Stimulus Package

The Executive Director stated that the House bill for the Stimulus Package has been passed and that it is for \$825 billion, \$5.0 billion of which is earmarked for Public Housing Capital Funds. \$4.0 billion of those funds are to be distributed by formula, and \$1.0 billion will be distributed competitively. The PHA will be in an excellent position to receive competitive funds because we have hired architectural firm Brewster Thornton and landscape architectural firm Gates & Leighton to update our Physical Needs Assessment with costs for each project, and we have a number of projects that could be started immediately. Executive Director O'Rourke is hoping to receive \$9 million by formula and another \$10-\$12 million more under the competitive package, which would address about 90% of the Housing Authority's outstanding physical improvement needs.

Commissioner Fields stated that the changes to the Low Income Tax Credit have not been included in the House bill, but that they will hopefully be included in the Senate bill.

It's been said that President Obama prefers a larger package than the House, possibly \$1.3 trillion, and it may also include operating funds in addition to capital funds.

The PHA has also been included in the Conference of Mayor's package for the City of Providence and could receive some additional funding from that source. There also may be funding available for Energy Savings projects for which the PHA will also apply.

Commissioner Fields asked if the Housing Authority will hire workers from our developments to work on the capital improvement projects. The Executive Director stated that we have hired two full time painters from the Sherwin Williams Painter Program, and recently hired three temporary painters also from the program, and that when we reach the construction stage of the projects we will have the opportunity to hire additional residents.

Commissioner Silver asked if the PHA is planning to obtain any of the properties that are becoming available through foreclosure. The Executive Director stated that the PHA is waiting for the City of Providence Planning Department to set up their guidelines. Commissioner Fields said that RI Housing is acting as a land bank for foreclosed properties in this area.

The PHA has just finished calculations today and the operating subsidy for 2010 would be \$16 million., if funded at 100%. The Executive Director is hoping that, given the low funding we have received in the last few years, the 2010 budget will be for at least 100% of the operating subsidy. But, to be safe and to build up the reserve, the budget will be planned at 82%.

Capital Fund Program Status Report

The Executive Director stated that the Capital Fund projects are on schedule. The PHA will be receiving an updated report from the architects on Monday or Tuesday of next week which will be used to create and prioritize the bid packages.

Energy Performance Contract Status Report

The Executive Director called on Asset Manager Director, Marv Carmody, to provide a status report on the EPC. Mr. Carmody stated that the Energy Performance Contract is on schedule. There have been a few glitches with heat, but at this time all of the systems are up and running. During the process of installing the new heating systems leaks in the gas, water and steam lines were found and repaired, which will provide the PHA with additional unexpected energy savings.

Commissioner Castillo Presentation

Chairman Waldman and the Executive Director presented an award to Commissioner Jaime Castillo in recognition of his 10 years of service (as of 2007) as a Commissioner. Commissioner Castillo was originally appointed to the board in August of 1997 by the Mayor.

RESOLUTION(S)

Resolution #4171

The Executive Director stated that Resolution #4171, related to the

Mutual of America pension plan, is not ready for this meeting pending a legal opinion from outside council. The PHA should be able to get an extension for this deadline, but if not a special meeting will be scheduled before January 31st. The director asked for it to be tabled.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Commissioner Silver announced that she has completed her film about the Southside and it will be shown on RI Public Television on February 14th at 7 p.m. and again on February 22nd at 11 p.m. The Executive Director stated that we will also show it at the PHA Board of Commissioners Retreat in April.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Silver, which was seconded by Commissioner Clarkin, to adjourn the meeting at 5:33 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director